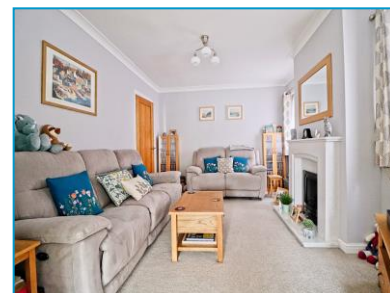




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Cumberland Avenue, South Benfleet



**Morgan Brookes believe** - This charming two bedroom detached bungalow is ideally situated in a sought after South Benfleet location within close proximity to the High Road offering an abundance of shops & eateries, good local schools and a short distance to Benfleet Train Station. The property benefits from two good size reception rooms with a modern fitted kitchen & bathroom.

**Our Sellers love** - Everything about their home but their favorite room is the big sunny dining room at the back and the garden, it is very peaceful and attracts a lot of birds and they have loved entertaining in the summer house as it makes for a very sociable addition to the garden and the grandchildren have loved it.

### Key Features

- Guide Price £425,000 - £450,000.
- Two Bedroom Detached Bungalow.
- Two Good Size Reception Rooms.
- Modern Fitted Kitchen & Bathroom.
- Summer House.
- South Facing Rear Garden.
- Sought After South Benfleet Location.
- Call Morgan Brookes Today!

**Guide Price £425,000 -  
£450,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Cumberland Avenue, South Benfleet

## Entrance

Double glazed panelled door to:

## Hallway

**10' 5" x 2' 10" (3.17m x 0.86m)**

Radiator, coving to smooth ceiling incorporating loft access, wood effect laminate flooring, doors to:

## Living Room

**13' 11" x 11' 0" (4.24m x 3.35m)**

Two double glazed windows to side aspect feature fireplace with inset gas fire, coving to smooth ceiling, carpet flooring, opening with steps to:

## Dining Room

13' 1" x 10' 11" (3.98m x 3.32m)

Two double glazed windows to both side aspects, double glazed sliding door to rear garden, two radiators, coving to smooth ceiling, carpet flooring.

## Kitchen

**13' 2" x 9' 10" (4.01m x 2.99m)**

Double glazed window and double glazed panelled door to rear aspect, double glazed window to side aspect, range of fitted wall and base units, square edge work surfaces incorporating breakfast bar, sink and drainer unit, space and plumbing for appliances, smooth ceiling, tiled effect vinyl flooring.

### Bedroom 1

**11' 1" x 10' 9" (3.38m x 3.27m)**

Double glazed window to front aspect, radiator, carpet flooring.

## Bedroom 2

8' 10" x 8' 7" (2.69m x 2.61m)

Double glazed window to front aspect, radiator, carpet flooring.

## Bathroom

**6' 6" x 5' 9" (1.98m x 1.75m)**

Obscure double glazed window to side aspect, low level WC, vanity hand basin, panelled bath with glass shower enclosure and raised shower system, towel radiator, smooth ceiling, tiled walls and flooring.

## Rear Garden

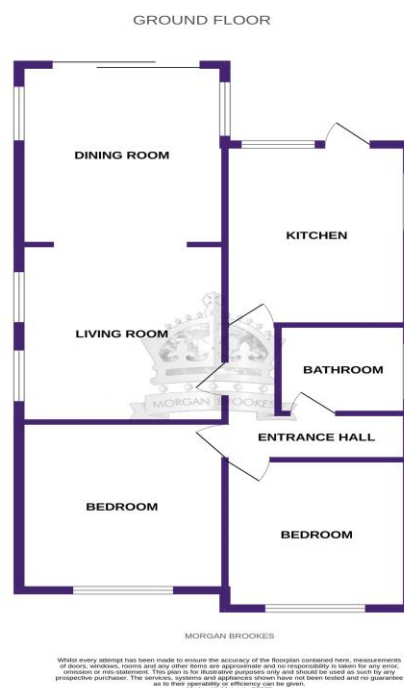
Paved seating area with path leading to wooden shed & summer house, the remainder being laid to lawn with flower and shrub borders.

## Summer House

Built in bar area, wood flooring, power & light connected.

### Front Of Property

Paved driveway with off street parking for up to 4 vehicles, paved pathway leading to entrance, the remainder being laid to lawn with shrub borders



**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £425,000 - £450,000**

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.